

**Ada County Single Family Home Sales
Comparing February 2021 with February 2020**

	Feb-21	Year to Date 21	Feb-20	Year to Date 20	Previous 12 Months
Total Active Residential Listings	303		1039		
Total Pending Residential Listings	1684		1565		
Total Single-Family Homes Sold	507	1,032	703	1,425	10,858
Percent Change	-27.88 %	-27.58 %			
Median Price	\$452,300	\$454,000	\$360,500	\$362,590	\$400,000
Percent Change	25.46 %	25.21 %			
Average Price	\$525,940	\$534,166	\$411,957	\$413,399	\$460,786
Percent Change	27.67 %	29.21 %			
Days on Market	19	18	50	52	29
Total Dollar Volume	\$266,651,551	\$551,259,205	\$289,605,777	\$589,093,703	\$5,003,211,652
Percent Change	-7.93 %	-6.42 %			

Ada County Existing Home Sales

	Feb-21	Year to Date 21	Feb-20	Year to Date 20	Previous 12 Months
Existing Residential Listings	168		344		
Existing Pending Listings	511		656		
Existing Homes Sold	253	542	403	835	7,191
Percent Change	-37.22 %	-35.09 %			
Median Price	\$455,000	\$450,000	\$343,000	\$342,000	\$385,000
Percent Change	32.65 %	31.58 %			
Average Price	\$555,009	\$566,394	\$398,781	\$394,770	\$457,830
Percent Change	39.18 %	43.47 %			
Days on Market	10	11	32	36	18
Existing Dollar Volume	\$140,417,200	\$306,985,319	\$160,708,672	\$329,632,631	\$3,292,256,814
Percent Change	-12.63 %	-6.87 %			

Ada County Newly Constructed Home Sales

	Feb-21	Year to Date 21	Feb-20	Year to Date 20	Previous 12 Months
Newly Constructed Residential Listings	135		695		
Newly Constructed Pending Listings	1173		909		
Newly Constructed Homes Sold	254	490	300	590	3,667
Percent Change	-15.33 %	-16.95 %			
Median Price	\$449,945	\$457,408	\$389,215	\$405,000	\$433,000
Percent Change	15.60 %	12.94 %			
Average Price	\$496,986	\$498,518	\$429,657	\$439,765	\$466,582
Percent Change	15.67 %	13.36 %			
Days on Market	27	26	74	74	50
Newly Constructed Dollar Volume	\$126,234,351	\$244,273,886	\$128,897,105	\$259,461,072	\$1,710,954,838
Percent Change	-2.07 %	-5.85 %			

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Single-Family Homes Sold in Ada County for February 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	13	2.56 %	\$869,123	\$850,000
New Construction	1	0.39 %	\$789,900	\$789,900
Existing	12	4.74 %	\$875,725	\$850,000
Boise NE - 0200	10	1.97 %	\$810,497	\$767,000
New Construction	4	1.57 %	\$810,994	\$777,500
Existing	6	2.37 %	\$810,167	\$767,000
Boise SE - 0300	29	5.71 %	\$543,800	\$465,800
New Construction	10	3.92 %	\$595,320	\$467,300
Existing	19	7.51 %	\$516,684	\$460,000
Boise Bench - 0400	18	3.54 %	\$413,742	\$407,500
New Construction	0	0.00 %	\$0	\$0
Existing	18	7.11 %	\$413,742	\$407,500
Boise South - 0500	6	1.18 %	\$462,813	\$482,750
New Construction	0	0.00 %	\$0	\$0
Existing	6	2.37 %	\$462,813	\$482,750
Boise SW-Meridian - 0550	51	10.04 %	\$435,918	\$419,900
New Construction	31	12.16 %	\$430,016	\$421,000
Existing	20	7.91 %	\$445,065	\$406,000
Boise West - 0600	11	2.17 %	\$386,500	\$375,000
New Construction	0	0.00 %	\$0	\$0
Existing	11	4.35 %	\$386,500	\$375,000
Boise W-Garden City - 0650	14	2.76 %	\$424,676	\$366,055
New Construction	1	0.39 %	\$325,000	\$325,000
Existing	13	5.14 %	\$432,343	\$372,111
Garden City - 0700	1	0.20 %	\$550,000	\$550,000
New Construction	0	0.00 %	\$0	\$0
Existing	1	0.40 %	\$550,000	\$550,000
Boise NW - 0800	25	4.92 %	\$639,447	\$623,800
New Construction	13	5.10 %	\$637,668	\$629,375
Existing	12	4.74 %	\$641,375	\$560,000
Eagle - 0900	44	8.66 %	\$880,093	\$757,450
New Construction	20	7.84 %	\$728,730	\$664,365
Existing	24	9.49 %	\$1,006,229	\$867,500
Star - 0950	49	9.65 %	\$502,628	\$480,000
New Construction	40	15.69 %	\$497,032	\$479,950
Existing	9	3.56 %	\$527,502	\$486,000
Meridian SE - 1000	42	8.27 %	\$488,323	\$464,636
New Construction	24	9.41 %	\$495,199	\$467,136
Existing	18	7.11 %	\$479,156	\$462,500
Meridian SW - 1010	13	2.56 %	\$498,658	\$445,000
New Construction	6	2.35 %	\$376,927	\$375,880
Existing	7	2.77 %	\$603,000	\$630,000
Meridian NE - 1020	22	4.33 %	\$447,503	\$412,059
New Construction	6	2.35 %	\$391,452	\$401,450
Existing	16	6.32 %	\$468,522	\$426,500

Single-Family Homes Sold in Ada County for February 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	84	16.54 %	\$503,704	\$458,376
New Construction	43	16.86 %	\$483,341	\$467,459
Existing	41	16.21 %	\$525,061	\$450,000
Kuna - 1100	76	14.96 %	\$410,215	\$401,512
New Construction	56	21.96 %	\$419,045	\$409,990
Existing	20	7.91 %	\$385,492	\$377,450
Totals	508	100.00 %	\$527,639	\$453,250
New Construction	255	50.20 %	\$498,562	\$449,990
Existing	253	49.80 %	\$556,945	\$455,500

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County February 2021 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	0	0.00 %
\$70,000 - \$89,999	0	0.00 %	0	0.00 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	0	0.00 %
\$120,000 - \$159,999	0	0.00 %	0	0.00 %
\$160,000 - \$199,999	0	0.00 %	0	0.00 %
\$200,000 - \$249,999	0	0.00 %	1	0.20 %
\$250,000 - \$299,999	3	0.59 %	4	0.79 %
\$300,000 - \$399,999	61	12.01 %	70	13.78 %
\$400,000 - \$499,999	102	20.08 %	69	13.58 %
\$500,000 and over	89	17.52 %	109	21.46 %
Totals	255	50.20 %	253	49.80 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) February 2021 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	0	0.00 %
\$70,000 - \$89,999	0	0.00 %	0	0.00 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	0	0.00 %
\$120,000 - \$159,999	0	0.00 %	0	0.00 %
\$160,000 - \$199,999	0	0.00 %	0	0.00 %
\$200,000 - \$249,999	0	0.00 %	1	0.10 %
\$250,000 - \$299,999	5	0.48 %	9	0.87 %
\$300,000 - \$399,999	114	11.03 %	157	15.18 %
\$400,000 - \$499,999	199	19.25 %	164	15.86 %
\$500,000 and over	173	16.73 %	212	20.50 %
Totals	491	47.49 %	543	52.51 %

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